

**AN ORDINANCE      100768**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the following described change of zoning classification of Lot 44, Block 1, NCB 3593, from "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with Conditional Use for a Non-Commercial Parking Lot.

**SECTION 2.** The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

**SECTION 3.** The City Council finds that the following conditions shall be met to insure compatibility with the surrounding properties:

- A. No ingress/egress shall be permitted on the subject property, but shall be provided from the adjacent lots currently zoned C-2.

- B. Parking lot screening shall be provided along the property line abutting Post Avenue. The screening shall be a minimum of six (6) feet in width.
- C. Along the rear (south) and east side property lines, a solid screen privacy fence shall be provided to protect the adjacent residences. On the parking lot side of the fence, a ten (ten) foot wide vegetative buffer shall be provided that includes medium to large trees.
- D. To achieve conditions 2 and 3, a total of 70 "landscaping" points shall be required. The UDC allows a reduction from 70 points to 25 points when parking is not in the front street yard. Although this parking is not in the front street yard, 70 points shall be a condition to help protect the residential character of the neighborhood.
- E. No pole signs shall be permitted on the subject property.
- F. Lighting shall be directed away from adjacent properties and no light fixture shall emit light above a vertical cut-off angle of 90 degrees.

**SECTION 4.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 5.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 6.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective May 8, 2005.

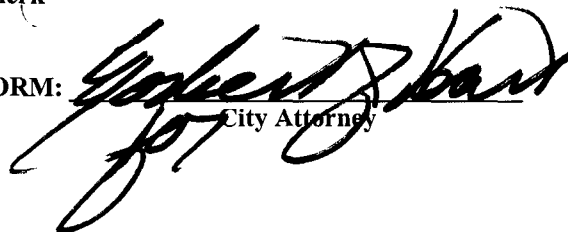
**PASSED AND APPROVED** this 28<sup>th</sup> day of April 2005.

ATTEST:

  
City Clerk

  
M A Y O R  
EDWARD D. GARZA

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** 4A.

**Date:** 04/28/05

**Time:** 03:04:16 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE NUMBER Z2005043 C: The request of Stephen Poteet, Applicant, for Brackenridge Park/Broadway Developments, Ltd., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-6" C Residential Single-Family District with conditional use for a parking lot on Lot 44, Block 1, NCB 3593 (218 Post Avenue). Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 2)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7	Not present			
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		